

VILLAGE OF KEY BISCAYNE  
88 WEST MCINTYRE STREET  
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, JUNE 18, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT  
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: June 4, 2009
3. Review of Zoning Ordinance
  - a. Proposed HR Ordinance - to be sent under separate e mail
  - b. Discuss Review of the Entire Ordinance
4. Public Comment
5. Next Meeting Date:
  - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: June 4, 2009

1. The meeting was called to order at 8:50 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the meeting were approved subject to the following changes: paragraph (4a) - delete the words "to 150 ft." and indicate that the single family units are part of the FAR bonus formula.
4. The Committee discussed the following: the original County zoning and that when the Village incorporated it reduced the multiple family density from 60 units+ per acre to 16 units per acre and hotel units to 30 units an acre. Staff stated, with the exception of Key Colony, Grand Bay, and Ocean Club, all the multiple family districts along the oceanfront have density set at 30 units per acre. Staff reviewed the regulations that were presented in previous memorandum, the consensus points reached at the last meeting and how that translated into zoning regulations which were presented to the Committee. Staff referred to a map showing FAR and height zones, and discussed the methodology to place the same zoning development regulations on property

within the first 120 ft. of Holiday Colony on the Sonesta property. There was discussion about limiting this 120 ft. of property on the Sonesta site to single family only but a consensus was not reached. A consensus was reached on the 35 ft. height limit and FAR of .47 which match the zoning regulations for Holiday Colony.

Staff was concerned that placing an average hotel room size regulation of 450 sq. ft. may limit the quality of a hotel and not respond to market conditions at the time a project is proposed. There was discussion that since the hotel rooms cannot have full cooking facilities, the regulations were inconsistent with the goal of attracting a 5 star hotel that has units which cater to dignitaries and upper management executives. It was suggested that in order to address this concern and to maintain the prohibition of full cooking facilities in the hotel rooms, that one kitchen per floor with access from a lobby or hallway only should be permitted but limited to warming and refrigeration equipment.

A consensus was reached on the cooking facilities, that the floor area in zone 5 can be used in the other zones and to include the 1 apt. per 3.5 hotel units in an ordinance but only for further discussion, and the balance of the regulations set forth by staff. There was a unanimous vote to direct staff to prepare an ordinance for review at the next meeting which was set for June 18.

5. The meeting adjourned at 10:12 a.m.

6. Respectfully Submitted  
Jud Kurlancheek, AICP, Director  
Building, Zoning, and Planning Department